



CDBG- DR MONTHLY STATUS REPORT

JANUARY 2026

02/01/2026

VIRGIN ISLANDS HOUSING FINANCE AUTHORITY

RECOVERY & RESILIENCE DIVISION

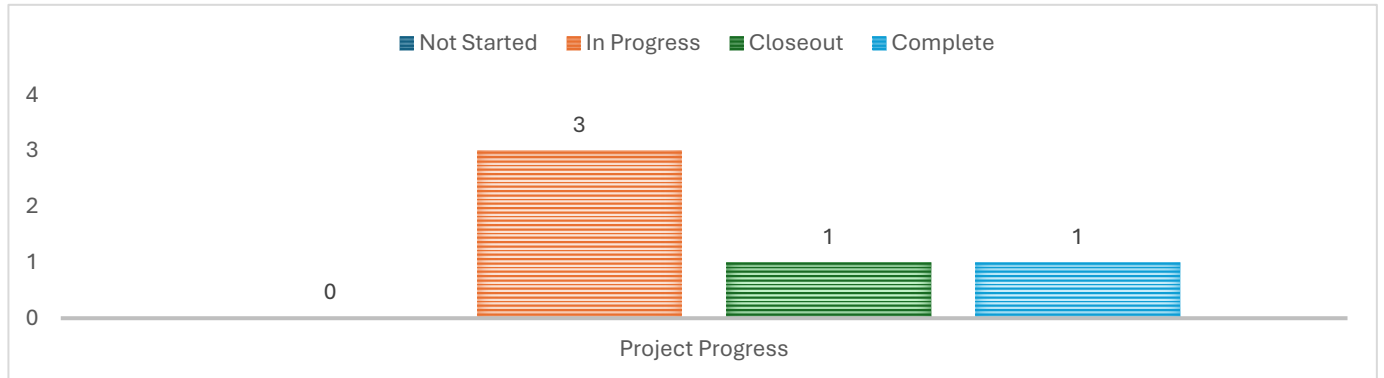
VIHFA.GOV

CDBG DR Expenditure Dashboard



Grant Fund Disbursement	Budget	Funds Expended	Budget Available	% Expended
Administration	\$53,774,490.00	\$46,151,313.81	\$7,623,176.19	86%
Economic Revitalization	\$27,129,892.55	\$11,729,664.25	\$15,400,228.30	43%
Housing	\$483,132,493.62	\$122,147,305.65	\$360,985,187.97	25%
Infrastructure	\$476,073,203.83	\$158,492,819.75	\$317,580,384.08	33%
Planning	\$18,000,000.00	\$8,100,775.66	\$9,899,224.34	45%
Public Services & Public Facilities	\$17,379,800.00	\$791,404.38	\$16,588,395.62	5%
Total	\$1,075,489,880.00	\$347,413,283.50	\$728,076,596.50	32%

Housing Dashboard



Project Progress Overview

Not Started	Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
	1			3	1	1

Project Status Overview

Project	Current Progress	Project Cost	Expended to Date
Magen's Junction	Completed	\$3,815,000.00	\$3,562,381.00
Walter IM Hodge	Closeout	\$22,650,000.00	\$22,400,613.66
EnVIision HRRP	In Progress	\$195,046,728.00	\$57,095,811.60
EnVIision RRRP	In Progress	\$50,384,097.00	\$6,099,755.52
Own-A-Lot, Build A Home (5)	In Progress	\$10,900,000.00	\$47,836.06
Lovenlund Phase 2	In progress	\$25,990,563.00	\$16,768,082.56
D. Hamilton Jackson	In Progress	\$49,309,520.68	\$5,855,881.09
Donoe Redevelopment	In Progress	\$34,900,000.00	\$9,663,598.02
HFA Turnkey Homes (4 developments)	Various stages of progress	\$55,936,029.82	\$67,255.92

Monthly Update

Projects Monthly Update:

Walter IM Hodge Revitalization

Status:	Close Out
Project Description:	The revitalization consists of the interior and exterior rehabilitation of 248 existing vacant and occupied family apartments. There are 135 occupied units at Walter I. M. Hodge Pavilion. This project (also funded through additional sources, including FEMA PA/428 and 406, FEMA 404 and LIHTC) will include the interior rehabilitation of 248 units, the community center/management offices, as well as the exterior rehabilitation of the 20 residential buildings and ancillary community center/property office building, including new recreation amenities, a senior center (within two decommissioned residential units), site beautification and resiliency measures. The requested \$22.65 million in CDBG-DR funds will be used for non-hazardous abatement, unit rehabilitation, and associated overhead and profit, and soft costs.
Period of Performance:	6/8/2022 to 10/01/2025

CDBG-DR Funded Project Cost:	\$22,650,000
Funds Expended This Month:	\$0
Funds Expended to Date:	\$20,785,793.59
Progress:	100% - Project is in close out.
Monthly Update:	<p>Project Update (Narrative): The Walter I.M. Hodge Revitalization Project is in its final close-out phase, with construction complete and most compliance documentation submitted. The remaining tasks focus on finalizing tenant file submissions, Non-Federal Match Application approval and payment, and completing the last financial drawdown. The remaining LMI unit occupancy is in progress.</p> <p>Last Site Visit: No site visits reported.</p> <p>Dependencies/Bottlenecks/Delays: The main bottleneck is the submission of tenant files from VIHA, which is required for full compliance and close-out as well as execution of the Cost Share Agreement w/ ODR.</p> <p>Next Month's Goals and Deliverables: The focus for next month is on completing all administrative and financial close-out tasks, ensuring all compliance documentation is finalized, and processing the last payment. Once these goals are met, the project will be fully closed out.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value
	<i>Ex. Homes in Construction</i>	<i>2 homes in construction by 6/25</i>	<i>1 home</i>
	Units Completed	20 buildings and community center in active construction by 4 th Qtr. 2023 (248 Units)	248 units construction completed
	Buildings Construction Complete	20 buildings construction complete by November 2024	20 buildings construction completed
	LMI residents occupying units	248 LMI households occupying units	128 LMI households occupying units

Lovenlund Phase 2

Status:	In Progress
Project Description:	Lovenlund Apartments - Phase 2 was developed as affordable rental housing utilizing the Federal Low Income Housing Tax Credit (LIHTC) program as the primary funding source. The property has now passed the end of the initial 15-year tax credit compliance period and was vulnerable to loss of affordability. The sale to Jackson Development provided an opportunity to preserve the long-term affordability of these properties and upgrade the physical plants to ensure quality and disaster resilience. New deed restrictions were placed upon the property extending rent and income restrictions for an additional 30 years in order to preserve long term

	affordability. Because Lovenlund - Phase 2 can be acquired at a cost significantly below new construction costs it is a very cost-effective method for preserving the long-term affordability of 96 rental units while also making capital improvements that maintain the quality and resiliency of this property for future generations. This project included acquisition, rehabilitation to the units, upgrade of energy efficient structure (generators, reverse water osmosis plant).																												
Period of Performance:	12/23/2024 to 8/31/2026																												
CDBG-DR Funded Project Cost:	\$25,990,563.00																												
Funds Expended This Month:	\$ 0.00																												
Funds Expended to Date:	\$16,767,635.46																												
Progress:	73% Financial Progress / 2% Project Progress																												
Monthly Update:	<p>Project Update (Narrative): No report was received from the ODR PAHD team.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: ODR construction review of the hard cost analysis. Issuance of 2nd NTP.</p> <p>Next Month's Goals and Deliverables: Final approval of the hard cost and budget. Issuance of 2nd NTP.</p>																												
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D. Hamilton Jackson Housing Community Revitalization Project

Status:	In Progress
Project Description:	<p>4% LIHTC- The Project will consist of the interior and exterior rehabilitation of 56 existing apartments/7 residential buildings. The Project (also funded through additional sources, including FEMA PA/428 and 4% LIHTC) will also include new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will be used for abatement, unit rehabilitation, common areas, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).</p> <p>9% LIHTC - The Project will consist of the interior and exterior rehabilitation of 54 existing apartments (returning 50 residential units) / 7 residential buildings. The Project (also funded through additional sources, including 9% LIHTC) will also include the interior and exterior rehabilitation of the community center/management office, and ancillary maintenance facilities, including new recreation amenities, including parking, site beautification and resiliency measures. The requested CDBG-DR funds will used for abatement, unit rehabilitation, common areas, community/management</p>

	spaces, building exteriors and grounds, and associated overhead and profit, and soft costs (as necessary).
Period of Performance:	2/1/2025 to 11/30/2026
CDBG-DR Funded Project Cost:	\$47,220,000 (\$28,150,000.00 (4%) \$19,070,000.00 (9%))
Funds Expended This Month:	\$0.00 (4%)
Funds Expended to Date:	\$5,855,881.09 (4% and 9%)
Progress:	1% Financial Progress / 5% Project Progress 15%hamilton

Monthly Update: **Project Update (Narrative):**

Construction progress:

Buildings 1- 4: Rehabilitation is complete. Certificate of occupancy received for buildings 1 and 2. Certificate of occupancy is pending for 3 & 4.

Buildings 13 & 14: Rehabilitation is complete for Bldg. 13 and certificate of occupancy was received. Completion of Bldg. 14 is pending resolution with the interior design for the kitchen and is pending approval by VIHA. issue with interior design with the fridge location

Community Ctr: Final phase of permanent electrical work in progress

Buildings 5 & 12: Rehabilitation of buildings and units in progress.

Building 11: Relocation of tenants is pending.

Last Site Visit: 10/9/2025

Dependencies/Bottlenecks/Delays: Approval of VIHA for completion of 14 kitchens.

Next Month's Goals and Deliverables: The focus for next month is on financial draw approvals, resident relocations as buildings are completed, and maintaining compliance and reporting. These steps will help keep both phases of the project on schedule and support successful move-ins.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	2/\$5,290,850.48	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0	
	Performance			
	Active Construction	4 Buildings completed every quarter until September 2026	6 Buildings	6 Buildings
	Construction Complete	14 Buildings Construction complete	3 Buildings	3 Buildings
LMI Beneficiaries	# units Occupied	3 Units	3 Units	

Own- A- Lot, Build A Home

Status:	In Progress																																			
Project Description:	The Own A Lot Build A Home program is designed to assist first time homebuyers with the construction of their first home on property that they own. Eligible activities under this program include the installation of infrastructure, grading, installation of utilities, land preparation, and the construction of homes in mixed-income communities. Estimated 40 homes.																																			
Period of Performance:																																				
CDBG-DR Funded Project Cost:	\$10,900,000																																			
Funds Expended This Month:	\$0.00																																			
Funds Expended To Date:	\$38,696.79																																			
Progress:	3% Project Progress																																			
Monthly Update:	<p>Project Update (Narrative): One homeowner finalized their closing with Banco Popular, bringing the total to 3 applicants who have finalized closing. Hand clearing of vegetation has begun on one property. VIHFA Environmental team conducted a site inspection to make sure the contractor adhered to the mitigation measures for the property. Pre-Con meetings for two applicants are pending.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Low applicant engagement.</p> <p>Next Month's Goals and Deliverables: Private lender closeouts for remaining applicants.</p>																																			
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LMI Beneficiaries	# units Occupied		
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Donoe Redevelopment

Status:	In Progress														
Project Description:	<p>The Donoe Redevelopment Project, which will be located at the Estate Donoe site, consists of the new construction of 84 walk-up apartments. These will include 44 one-bedroom units sized at 681 square feet, 24 two-bedroom units sized at 1013 square feet, and 16 three-bedroom units sized at 1187 square feet. There will also be an onsite community building. The proposed community will be comprised of 14 buildings, with 6 apartments per building varying from three to five stories. A remediation plan for asbestos and lead contamination for buildings demolished between 2002-2003 will be implemented during the construction phase of the project. The proposed construction is primarily funded by CDBG-DR, and LIHTC Programs. CDBG-DR funding will be financing architectural design administrative (DEP), VIHA staff salaries, Civil Engineering, geotechnical surveys, hydrology surveys, environmental and zoning permits, market study, consulting fees, tax credit allocation fees, tax credit application fees, lender fees, insurance fees, general development costs and construction costs; FEMA will account for construction costs and Low Income Housing Tax Credit funds will cover developer fees and construction. Sixty (60) of the eighty-four replacement housing units will be set aside for households earning up to 30% AMI and the remaining twenty-four (24) units of the project will be affordable to households earning up to 60% of Area Median Income thereby serving 100% low-or very low-income individuals and families. Budget includes activity delivery for the grantee.</p>														
Period of Performance:	09/08/2020- 6/30/2026 ---Currently amended application in review. Extension to 2027 requested														
CDBG-DR Funded Project Cost:	\$80,729,958.00														
Funds Expended This Month:	\$0														
Funds Expended To Date:	\$9,479,082.82														
Progress:	0%														
Monthly Update:	<p>Project Update (Narrative): Construction Progress: No report received from PAHD team.</p> <p>Last Site Visit: 12/11/25</p> <p>Dependencies/Bottlenecks/Delays: Section 3 reporting.</p> <p>Next Month's Goals and Deliverables: Submittal of draw request #18 for review and approval.</p>														
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Financial															
Payment Reimbursements/Vendor Requests Approved	95% of requests	0/\$0													

	submitted approved		
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0	
Performance			

Ross Taarneberg Emergency Housing Development/Rehabilitation

Status:	Environmental Review
Project Description:	11 Emergency housing rental units
Period of Performance:	06/01/2026-12/31/2027
CDBG-DR Funded Project Cost:	\$7,462,182.85
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project Update (Narrative): Project application is currently in regulatory review pending final environmental review and capacity assessment.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental review</p> <p>Next Month's Goals and Deliverables: Environmental and capacity assessment clearance to allow submission of the RROF to HUD.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			

EnVIsion Homeowner Rehabilitation and Reconstruction Program (HRRP)

Status:	In Progress
Project Description:	The reconstruction and/or rehabilitation of an estimated 494 single family homes damaged from the 2017 Hurricanes Irma and Maria.
Period of Performance:	10/1/2019 - 9/30/2026
CDBG-DR Funded Project Cost:	\$195,046,728.00

Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$54,795,977.00
Progress:	29% Funds drawn down
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>Homes in Active Construction: 99</p> <p>Homes Completed: 84</p> <p>Homes pending solicitation: 0</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays:</p> <p>Construction change order process and reconciliation of project cost. Termination of Canopy license and service agreement for case management services.</p> <p>Next Month's Goals and Deliverables: Draft a new SOP and guidelines for change orders for review and approval. Reconcile project cost against project budget.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	28/\$1,197,980.75	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	17/\$1,218,548.05	
	Performance			
	Active Construction	14 Buildings in Active Construction by Q4 2025	99 Homes	178
	Active Construction	4 Buildings completed every quarter until September 2026	99	178
	Construction Complete	14 Buildings Construction complete	79 Homes	79
	LMI Beneficiaries	# units Occupied	79 Homes	79

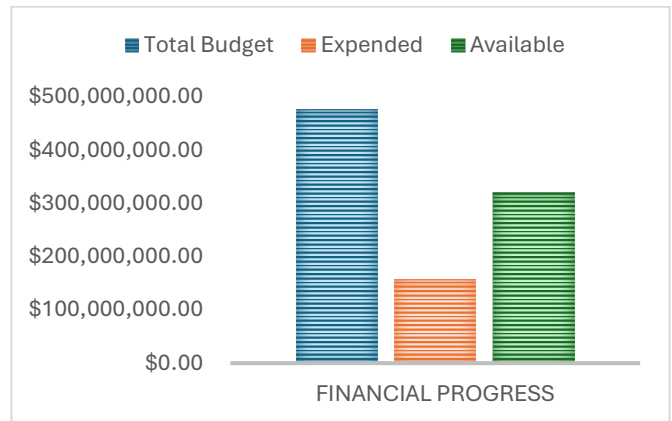
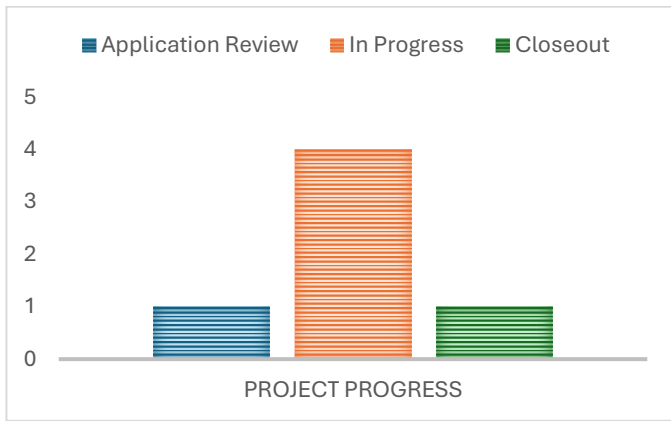
EnVIsion Renter Rehabilitation and Reconstruction Program (RRRP)

Status:	In Progress
Project Description:	Reconstruct and/or rehabilitation of over 80 LMI rental housing damaged from the 2017 Hurricanes (Irma and Maria).

Period of Performance:	7/1/2019 – 12/31/2025
CDBG-DR Funded Project Cost:	\$50,384,097.00
Funds Expended This Month:	\$0.00
Funds Expended To Date:	\$6,098,827.74
Progress:	5%
Monthly Update:	<p>Project Update (Narrative):</p> <p>Construction progress:</p> <p>No homes in active construction – data and narrative reported conflicts.</p> <p>64 active applicants in the program. 24 has gone through the procurement process and is pending Tier II environmental. Tier II for 4 applicants has been completed. One applicant has advanced to loan agreement signing. The remaining 40 locations require lead and asbestos testing.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Environmental testing.</p> <p>Next Month’s Goals and Deliverables:</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved	0/08	
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned	0/\$0	
	Performance			
	Active Construction	14 Buildings in Active Construction by Q4 2025	0	0
	Active Construction	4 Buildings completed every quarter until September 2026	0	0
	Construction Complete	14 Buildings Construction complete	2	2
	LMI Beneficiaries	# units Occupied	2	2

Infrastructure Dashboard



Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
1	4	0	4	1	0

Project Status Overview

Financial Overview

Project	Project Cost	Expended to Date
Randolph Harley Power Generation	\$88,359,748	\$78,634,746.39
Street Addressing Initiative	\$5,006,147.22	\$1,788,803.00
Donec and Tanks 3 & 4 Tank Stabilization	\$3,388,979 Removed	\$
Convenience Centers STX	\$11,147,688	\$0
Convenience Centers STT		\$0
Susannaberg & Bournefield	\$10,539,500	\$0
Anguilla Landfill	\$50,969,383	\$0

Monthly Update

Randolph Harley Power Generation Plant

Status:	The project is currently in the closeout phase. The amended application for a project scope change, requesting a budget line revision between the cost categories for project management and remediation, has been assessed by the program and is now in concurrent review. A waiver for the change order that was carried out without a NEPA reevaluation is currently under review and being prepared for final submission to HUD.
Project Description:	The RHPP New Generation Project involves installing conventional, proven technology with a power generating capacity of 36-40 megawatts (MW) in incremental blocks of no more than 10 MW. These new generators will have dual fuel capabilities, enabling them to operate on both Liquified Propane Gas (LPG) or Liquified Natural Gas (LNG) as the primary fuel source, and #2 Distillate Fuel Oil (diesel) as the secondary fuel supply. The dual fuel capability allows for more flexible operations during LPG or LNG interruptions.

Period of Performance:	07/19/19 - 09/30/2026
CDBG-DR Funded Project Cost:	\$86,739,337.95
Funds Expended This Month:	\$27,243.76
Funds Expended To Date:	\$78, 627, 088.64
Progress:	Approximately 95% of the project is complete, with 89% financial disbursement.
Monthly Update:	<p>Project Update (Narrative): VIHFA is awaiting HUD’s response to the waiver request submitted in Q3 2025. VIHFA is reviewing the applications captured in the grant portal and the new scope change submitted to HFA for adjustments to cost lines. The Program held two review sessions with the Finance and Environmental Teams regarding the submitted scope changes. ODR submitted the applications in the incorrect chronological order. The Program consulted with the grant portal support team to confirm whether reordering the submissions is feasible.</p> <p>VIHFA anticipates that ODR will submit a formal amendment to remove a system study from the RHPP project because an alternate funding source covered the cost. The Subrecipient Agreement between ODR and VIWAPA remains pending. The Monthly Subrecipient Reports (MSRs) are also outstanding.</p> <p>VIHFA coordinated a TA session with ODR to review deficiencies and incomplete reporting from VIWAPA on Section 3 labor reports. These items continue to delay compliance reporting and prevent full alignment with project requirements.</p> <p>Last Site Visit: January 13, 2026 — Remediation site visit for the hydrocarbon spill. Participants included Program, Environmental, and Compliance and Monitoring staff.</p> <p>Dependencies / Bottlenecks / Delays: VIHFA lacks a complete overview of the generating units and Battery Energy Storage Systems (BESS), which prevents effective planning and delays finalizing deliverables. The overdue Monthly Subrecipient Report adds compliance risks and hinders visibility into project progress, slowing approvals, decision-making, and resource allocation. These ongoing issues stall project completion.</p> <p>Next Month’s Goals and Deliverables: VIHFA will review applications, coordinate formal reviews with relevant departments, and address scope changes in EMGrants. The agency will confirm compliance of remediation permits and contracts, determine the procurement process for Amendment 2, and organize a Labor Compliance session with VIWAPA and ODR to resolve deficiencies. VIHFA will request an updated project schedule, issue a formal notice to ODR on outstanding items—including descoping, subrecipient agreements, and reports—and send noncompliance notices as needed.</p>

Performance Measures:	<p>Performance Goals KPIs</p> <p>Commercial use of 4 units- 100% Commissioning of each unit by Commissioning of the four June 2025 Generating units</p> <p>Performance to Date: 100% met</p>
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Street Addressing Initiative

Status:	In Progress
Project Description:	<p>The Territory-Wide Street Addressing Initiative (hereinafter "SAI") aims to establish a comprehensive street addressing system adhering to the following national and local standards:</p> <ul style="list-style-type: none"> • Federal Geographic Data Committee’s United States Thoroughfare, Landmark, and Postal Address Data Standard; Standard: FGDC-STD-016-2011 • United States Postal Service Publication 28, Postal Addressing Standards • Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), 2009 • Virgin Islands Code, Title 1, Section 91(b) • USVI Street Addressing Initiative Strategic Implementation Plan for Addressing
Period of Performance:	03/02/2021 - 9/30/2026
CDBG-DR Funded Project Cost:	\$5,535,588.76
Funds Expended This Month:	\$10,000.00
Funds Expended To Date:	\$1,827,422.33
Progress:	36% based on disbursed amount
Monthly Update:	<p>Project Update (Narrative):</p> <p>VIHFA has yet to receive the revised Subrecipient Agreement (SRA) transferring programmatic oversight to ODR. The previous SRA expired on December 30, 2025. Consequently, VIHFA has informed ODR that payments for work conducted post-December 2025 will be withheld until the new agreement is finalized. Currently, VIHFA is monitoring project milestones through available meeting reports.</p> <p>The media campaign remains active, focusing on community awareness, especially regarding the naming of previously unnamed streets. The campaign also informs the public that SAI's coordination of street naming and sign installations is nearing its end. As of 12/22, the project's website was officially launched on Consortium.</p> <p>Regarding the Master Addressing Repository (MARS), all named roads are now in the system. The project team is exploring options to extend support for addressing unnamed roads. Informal publication beta testing, aimed at using MARS for emergency response routing, has been delayed due to EMS agencies not installing required vehicle equipment.</p>

The St. John contractor is sourcing materials for street sign installation, ensuring compliance with approved samples. The RFP for installations on St. Thomas and St. Croix is still pending. The SRA between ODR and the Office of the Lt. Governor remains outstanding, as does the Monthly Subrecipient Report (MSR). VIHFA is preparing a letter emphasizing the urgency of completing these items to maintain compliance and project continuity. Without a finalized SRA, the formal framework for responsibilities, funding, and reporting is incomplete, posing compliance risks. Additionally, the lack of the MSR limits visibility into project progress, delaying approvals, decision-making, and resource allocation.

Last Site Visit: Scheduled to be arranged through ODR.

Dependencies / Bottlenecks / Delays: Without a finalized SRA, the formal framework governing responsibilities, funding, and reporting between ODR and its partners remains incomplete, creating compliance risk. Additionally, the lack of the MSR limits VIHFA and leadership’s visibility into project progress, slowing approvals, decision-making, and the release of necessary resources.

Performance Measures:	<p>Performance Goals</p> <p><i>Completion of Addressing December 2024</i></p> <p><i>Completion of street sign Installation March 2026</i></p> <p>Performance to Date <i>STJ 97%, STT 70%, STX 85% name roads only.</i> <i>STJ 97%, ST 60%, SX 60%, street naming</i> <i>Highway Signs: Territory Wide - 30%</i></p>	<p>KPI's</p> <p><i>100% completion of MARS</i></p> <p><i>100% installation of street sign STJ 2nd quarter 25, STT 3rd quarter 23, STX 2nd Quarter 2026</i></p>
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Convenience Centers and Sussanaberg & Bournefield

Status:	<p>STX- In Progress STT- Environmental STJ- (Susannaberg & Bournefield)- Environmental</p>
Project Description:	<p>The activity involves reconstructing and rebuilding the waste management convenience centers to support proper waste disposal for residents of the territory. The facilities included are:</p> <ul style="list-style-type: none"> • STX (St. Croix): Mon Bijou Convenience Center, Concordia Convenience Center, Cotton Valley Convenience Center • STT (St. Thomas): Smith Bay Convenience Center, Red Hook Convenience Center • STJ (St. John): Susannaberg Transfer Station, Bournefield Convenience Center
Period of Performance:	<p>10/1/2022-09/30/2026 <i>Pending updated SRA</i></p>
CDBG-DR Funded Project Cost:	<p>\$21,687,188.00 <i>(inc. ADC)</i></p>

Funds Expended This Month:	\$100,968.37																																												
Funds Expended To Date:	\$281,340.75																																												
Progress:	10%, design phase and 5% amount disbursed.																																												
Monthly Update:	<p>Project Update (Narrative): VIWMA continues to work with the contractor during the design phase by providing comments on the drawings. The agency is also gathering information to complete permit applications required for the three St. Croix sites. VIWMA has not yet provided the contractor’s schedule. Thirty percent design invoices have not been received as of January 25, 2026. As reported by ODR, VIWMA is nearing 90% completion. SRA and MSRs remain pending.</p> <p>Susannaberg and Bournefield are currently in environmental review. A detailed memo has been submitted to VIHFA by ODR clarifying that the environmental review will be completed by internal HFA staff and outlining the components of the “site work” line item in the budget. VIWMA also provided a memo describing the types of building and the overall layout of the sites to aid in the Environmental reviews of the sites.</p> <p>Last Site Visit: STX centers 09/18/25 STT 10/17/25</p> <p>Dependencies/Bottlenecks/Delays: Soil remediation, timely DPNR consultations.</p> <p>Next Month’s Goals and Deliverables: VIHFA will issue noncompliance notices for the identified deficiencies.</p>																																												
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> <th>To Date Performance</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>To be determined and included in the updated SRA between ODR and the Subrecipient.</p>	Performance Measure	KPI	Monthly Performance Value	To Date Performance																																								
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Anguilla Landfill

Status:	Application Review
Project Description:	<p>The proposed project will construct a Partial Final Closure System on the northeast corner of the existing slopes of Anguilla Landfill. This project will serve as Phase 1 of the US EPA Region 2 approved Closure Turf Final Closure © System on a section of the northern slope, part of which faces Henry E. Rohlsen Airport. Initiating the Final Closure is crucial for obtaining cooperation from the FAA to continue disposal operations at</p>

	Anguilla Landfill for St. Croix, until a new landfill site can be permitted and developed to accept waste.
Period of Performance:	TBD - (Start date is pending the execution of the subrecipient agreement)
CDBG-DR Funded Project Cost:	\$50,969,383.00
Funds Expended This Month:	\$0
Funds Expended to Date:	\$0
Progress:	0%, The Program in reviewing the project application.
Monthly Update:	<p>Project Update (Narrative): The application was moved from ODR’s queue to regulatory review after making the necessary edits. The edits included changing an equipment acquisition line item to equipment lease. This project is currently under review and with VIHFA as the responsible agency for completing the Environmental Assessment. VIHFA is currently soliciting for a contractor to complete these environmental activities.</p> <p>Last Site Visit: March 14, 2025</p> <p>Dependencies/Bottlenecks/Delays: Delays in Application Execution: Sequential Review Requirements and Regulatory Compliance</p> <p>Next Month’s Goals and Deliverables: Ongoing environmental review</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance

To be determined and included in the updated SRA between ODR and the Subrecipient.

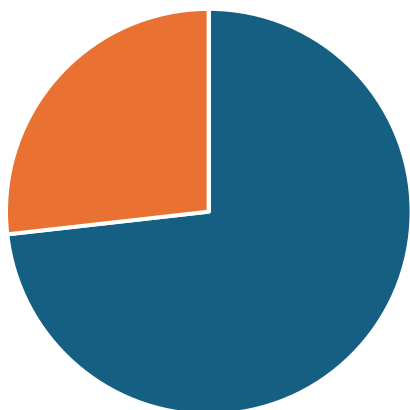
Local Match Infrastructure Program-UN and LMI

Status:	In Progress, The Program is transitioning the application process from paper submittals to an electronic process flow.
Project Description:	Funding of the non-federal match of the Federal Emergency Management Agency (FEMA) disaster assistance to the territory.
Period of Performance:	10/10/2020 - 9/30/2026
CDBG-DR Funded Project Cost:	\$ 239,980,411.00
Funds Expended This Month:	\$2,730.00

Funds Expended to Date:	\$147,856,584.00								
Progress:	62%								
Monthly Update:	<p>Project Update Narrative: Twelve applications advanced from concurrent review to regulatory review, improving the overall review process. A Local Match Cost-Share Agreement was drafted and submitted to legal for review. Environmental has identified a contact at FEMA to produce the required documents, which are required for regulatory review.</p> <p>Last Site Visit: TBD</p> <p>Dependencies/Bottlenecks/Delays The transition to electronic submittals has revealed gaps in existing policy, particularly in the development and execution of Project Agreements for beneficiary applicants and the absence of a fully developed Standard Operating Procedure (SOP). These gaps have contributed to delays in responding to application-related information requests.</p> <p>Next Month's Deliverables/Goals: The Program will work with legal to finalize the Local Match Agreement and will follow up with Environmental on the application currently in regulatory review.</p>								
Performance Measures:	<table border="1"> <thead> <tr> <th>Performance Measure</th> <th>KPI</th> <th>Monthly Performance Value</th> </tr> </thead> <tbody> <tr> <td><i>Expenditure of Grant/payment reimbursement</i></td> <td>100%</td> <td>52.46%</td> </tr> </tbody> </table>	Performance Measure	KPI	Monthly Performance Value	<i>Expenditure of Grant/payment reimbursement</i>	100%	52.46%		
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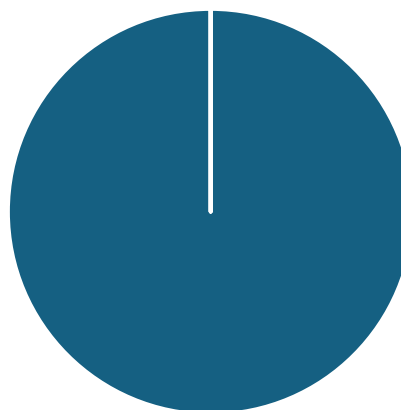
Public Services Dashboard

Project Progress



■ Application ■ In Progress ■ Closeout

Financial Progress



■ Obligated ■ Spent

Project Status Overview

Application Review	Environmental Review	Capacity Assessment	In Progress	Closeout	Completed
0	0	0	2	0	0

Project	Project Cost	Status
Liberty Place	\$1,090,000	In Progress
Project Promise	\$0	Project removed
Meeting the Needs of the Community	\$280,248	In Progress

Monthly Update

Liberty Place

Status:	In Progress
Project Description:	Services to individuals and families experiencing homelessness.
Period of Performance:	07/01/2024 - 07/31/2026
CDBG-DR Funded Project Cost:	\$1,090,000.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$97,848.58
Progress:	50%
Monthly Update:	<p>Project Update (Narrative): No new update, VIHFA correspondence to ODR regarding VIHFA Legal Department position pending transmittal.</p> <p>Last Site Visit: April 24, 2025</p>

Dependencies/Bottlenecks/Delays: Finance team maintains that communication with HUD prohibits reimbursement of costs due to failure to meet a national objective. Interdepartmental meeting scheduled for 2/2/2026.

• **Next Month's Goals and Deliverables:** To complete all payments for all eligible costs through December 2024. Resumption of services.

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/VPRs Approved	95% of requests submitted approved		
	Payment Reimbursements/VPRs Approved	Less than 5% of requests returned		
	Performance			
	Serve 90 LMI	38 outreached monthly	Outreach: 54	3
	April 2025		Enrollments: 4	Housed: 1
	May 2025		Enrollments: 11	Housed: 0
	June 2025		Enrollment: 7	Housed: 2
	July- November 2025		No Activity	

Meeting the Needs of Our Community (MOTC)

Status:	Complete
Project Description:	Provide counseling and support services to individuals experiencing post-traumatic stress post storms.
Period of Performance:	07/01/2024-07/31/2025
CDBG-DR Funded Project Cost:	\$280,248.00
Funds Expended This Month:	0.00
Funds Expended to Date:	0.00
Progress:	.04%
Monthly Update:	<p>Project Update (Narrative): All program activity ceased when SRA term expired July 31, 2025. ODR is working to complete program closeout.</p> <p>Last Site Visit: April 23, 2025</p> <p>Dependencies/Bottlenecks/Delays: Payment requests submitted in previous reporting cycle contained inadequate substantiation and were subsequently denied.</p> <p>Next Month's Goals and Deliverables: Submission of all required projects close out documentation.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			

Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
Performance			
Serve 50 LMI	38 outreached monthly	Outreach: 22	
April 2025		Counseling -2	2
May - June 2025		Counseling - 0	2
July - November 2025		0; expired SRA	2

Lutheran Social Services (Sister Emma Cottages)

Status:	Hold
Project Description:	Construct a new facility for up to 16 severely disabled children, replacing the existing complex to better withstand flooding and hurricanes.
Period of Performance:	04/01/2024 - 03/31/2026
CDBG-DR Funded Project Cost:	\$6,447,350.00
Funds Expended This Month:	\$0.00
Funds Expended to Date:	\$0.00
Progress:	0%
Monthly Update:	<p>Project Update (Narrative): Application formally denied due to failure to submit amended application and ICE for increased costs. Limited NTP issued 10/2025 rescinded by ODR until application amended to meet previously approved costs.</p> <p>Last Site Visit: No Site visits performed during this reporting period</p> <p>Dependencies/Bottlenecks/Delays: ODR’s failure to provide required documentation.</p> <p>Next Month’s Goals and Deliverables: Submission of amended application to include requested supporting documentations.</p>

Performance Measures:	Performance Measure	KPI	Monthly Performance Value	To Date Performance
	Financial			
	Payment Reimbursements/Vendor Requests Approved	95% of requests submitted approved		
	Payment Reimbursements/Vendor Requests Approved	Less than 5% of requests returned		
	Performance			
	Public facility; new construction completed by July 2025	10% completed – 1 st Qtr. 2024 and 15% per quarter thereafter	0%	Project has not started

The St. Croix Foundation: Joint Intake Center

Status:	Not Started																											
Project Description:	Clearance, demolition, removal, reconstruction, and rehabilitation of buildings																											
Period of Performance:	01/2026 – 12/2027																											
CDBG-DR Funded Project Cost:	\$586,619.16																											
Funds Expended This Month:	\$0.00																											
Funds Expended to Date:	\$0.00																											
Progress:	0%																											
Monthly Update:	<p>Project Update (Narrative): Meeting held 1/29/2026 between ODR and VIHFA outlined a need for submission of amended application to align with available funding.</p> <p>Last Site Visit: None this reporting period</p> <p>Dependences/Bottlenecks/Delays: Viability of project with available funding.</p> <p>Next Month’s Goals and Deliverables: Complete upload of updated documents and any amendment needed to the application.</p>																											
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St. Croix Animal Welfare Center

Status:	Not Started		
Project Description:	Rebuild and harden existing structures, building of a new structure and paving of 3 new parking areas and connecting drives, and the establishment of a new building		
Period of Performance:	TBD Upon project approval.		
CDBG-DR Funded Project Cost:	\$4,500,000.00		
Funds Expended This Month:	\$0.00		
Funds Expended to Date:	\$0.00		
Progress:	0%		
Monthly Update:	<p>Project Update (Narrative): Amended application has not been advanced for concurrent review. Meeting held between ODR and VIHFA 1/29/2026 outlined path forward.</p>		

Last Site Visit: None this reporting period.

Dependencies/Bottlenecks/Delays: ODR has delayed review of project.

Next Month's Goals and Deliverables: Completion of ODR Program review and transmittal to VIHFA for eligibility review/approval.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Performance			

Salvation Army

Status:

Denied

Project Description:

Demolition, renovation and rebuilding of the Main Street Market Square location of the Salvation's Army Compound

Period of Performance:

01/2026 – 12/2027

CDBG-DR Funded Project Cost:

Pending, subject to revision based on amended application

Funds Expended This Month:

\$0.00

Funds Expended to Date:

\$0.00

Progress:

0%

Monthly Update:

Project Update (Narrative): Prioritization of project goals has been requested given available funding and suitability of structures to be rehabilitated. Additional context provided during 1/29/2026 meeting with ODR. Project Denied due to failure to meet deadlines.

Last Site Visit: None this reporting period.

Dependencies/Bottlenecks/Delays: Communication at the leadership level has not resulted in measurable change at the program staff level.

Next Month's Goals and Deliverables: Submittal of amended application with supporting documentation.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Performance			

Economic Revitalization:

NMR, LLC

Status:	In Progress																						
Project Description:	Business exterior repairs, windows and shutter replacements including priming and painting of the warehouse/manufacturing shop, exterior of building and pergola replacement.																						
Period of Performance:	05/26/2025 – 08/31/2026																						
CDBG-DR Funded Project Cost:	\$80,818.00																						
Funds Expended This Month:	0.00																						
Funds Expended to Date:	0.00																						
Progress:	0%																						
Monthly Update:	<p>Project Update (Narrative): Amended application submitted for consideration, lowest most responsive proposer cost exceeds approved application total project cost.</p> <p>Last Site Visit: N/A</p> <p>Dependencies/Bottlenecks/Delays: Amended application submittal.</p> <p>Next Month's Goals and Deliverables: Review and approve amended application.</p>																						
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Financial																							
Performance																							

Peany's Place, Inc.

Status:	In Progress
Project Description:	Building improvements to restore the aesthetics, maintain area visual cohesiveness, improve physical structures and install security devices.
Period of Performance:	To be included based on executed SRA.
CDBG-DR Funded Project Cost:	\$125,529.00
Funds Expended This Month:	0.00
Funds Expended to Date:	0.00
Progress:	0%

Monthly Update:

Project Update (Narrative): Notice to proceed (NTP) issued and construction activities commenced; SRA period of performance pending revision/amended SRA.

Last Site Visit:

Dependencies/Bottlenecks/Delays: Procurement, contractor selection and contract development.

Next Month's Goals and Deliverables: Issuance of NTP and project implementation.

Performance Measures:

Performance Measure	KPI	Monthly Performance Value	To Date Performance
Financial			
Performance			